

**AGENDA**  
**REDEVELOPMENT COMMISSION**

*McCloskey Conference Room*

**March 7, 2016**

**5:00 p.m.**

- I. ROLL CALL**
- II. READING OF THE MINUTES** – February 15, 2016
- III. EXAMINATION OF CLAIMS** – Acceptance of Claims Register for February 26, 2016 for \$97,496.69
- IV. EXAMINATION OF PAYROLL REGISTERS** –Acceptance of Payroll Registers for February 19, 2016 for \$28,072.70
- V. REPORT OF OFFICERS AND COMMITTEES**
  - A.** Director's Report
  - B.** Legal Report
  - C.** Treasurer's Report
  - D.** CTP Update Report
- VI. NEW BUSINESS**
  - A. Resolution 16-05:** To Amend the Funding Approval in Redevelopment Commission Resolutions 15-78 and 15-85.
  - B. Resolution 16-06:** Approval of Project Review and Approval Form regarding Winslow & Henderson Multiuse Path and Intersection Improvements
  - C. Resolution 16-07:** To Amend the Community Development Block Grant Agreement with the Bloomington Housing Authority.
- VII. BUSINESS/GENERAL DISCUSSION**
- VIII. ADJOURNMENT**

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).*

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on  
Monday, February 15, 2016 at 5:00 p.m. in the Showers City Hall, Kelly Conference Room, 401  
North Morton Street, with Don Griffin, Jr. presiding***

**I. ROLL CALL**

Commissioners Present: David Walter, Katie Birge, Sue Sgambelluri, Kelly Smith, Jennie Vaughn and Donald Griffin, Jr.

Commissioners Absent: None

Staff Present: Doris Sims, Director; Christina Finley, Housing Specialist; Bob Woolford, Program Manager; Vickie Province, Program Manager

Other(s) Present: Thomas Cameron, Assistant City Attorney; Jeff Underwood, City of Bloomington Controller; Linda Williamson, Director of Economic & Sustainable Development; Megan Banta, Herald Times

- II. READING OF THE MINUTES** – David Walter made a motion to approve the February 1, 2016 minutes. Katie Birge seconded the motion. The board unanimously approved.
- III. EXAMINATION OF CLAIMS** – Sue Sgambelluri made a motion to approve the acceptance of the claim registers for February 12, 2016 for \$201,813.66. Katie Birge seconded the motion. The board unanimously approved.
- IV. EXAMINATION OF CLAIMS PAYROLL** – Jennie Vaughn made a motion to approve the payroll registers for February 5, 2016 for \$28,072.71. Sue Sgambelluri seconded the motion. The board unanimously approved.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report.** Doris Sims introduced Vickie Province. Province is the Neighborhood Services Program Manager for the HAND department. One of the many programs she manages is Neighborhood Improvement Grants. Province stated the Neighborhood Improvement Grant is offered once a year. The availability of funds is advertised to the neighborhoods and a letter of intent is required. Requested improvements could include neighborhood signs, sign toppers, landscaping and trees, playground improvements, art work, and restoration of historic sidewalks.

The applications are due March 21, 2016. Neighborhood presentations will be held on April 26, 2016. The neighborhood representative will submit their completed grant applications to the Neighborhood Improvement Grant Council. The Council consists of 5 representatives; 2 Planning and Engineering; 2 Neighborhood; 1-Redevelopment Commission member. There were 4 letters of intent received this year. The minimum funding request is \$2,000.

Province asked the commission for a volunteer to serve on the neighborhood committee. Katie Birge volunteered to serve on the committee.

Doris Sims stated Mayor Hamilton has weekly town hall meetings to showcase the different City departments. The HAND department will be showcased on February 18, 2016 at 4:00 p.m. at the Bloomington Housing Authority.

- B. Legal Report.** Thomas Cameron was available to answer questions.
- C. Treasurer's Report.** Jeff Underwood reported project review approvals will soon begin coming back to the commission for funding approval, including The B-Link Trail and Buskirk-Chumley projects. Underwood also reported beginning work on RFPs for the solar panels and white roofs on the Showers and Police buildings.
- D. CTP Update Report.** Linda Williamson reported working with Josh Desmond and Jeff Underwood on potential projects and following up on proposals previously submitted on both sides of Rogers Street. Williamson stated we are seeking economic development projects that will attract jobs on the east side and mixed use on the west side of Rogers.
- Williamson reported working on evaluating the pros and cons of straightening 10<sup>th</sup> Street and the impact of that decision. The review has taken longer than anticipated.
- Sue Sgambelluri asked if the notice of offering will need to be advertised again. Thomas Cameron stated the notice of offering was a one-time notice. Sgambelluri asked if we are reaching out to everyone or just CTP Partners and Flaherty & Collins. Williamson stated anyone who expressed interest for the west side of Rogers Street project will be contacted.

## **VI. NEW BUSINESS**

- A. Resolution 16-04: To Grant Right of Entry to Showers Administration Building and Associated Parcels.** Thomas Cameron stated Randy Lloyd has expressed interest in the Showers Administration Building and related parcels (Lots 6, 7, and 8). Lloyd would like to conduct some due diligence related to soil conditions and asbestos, specifically in the Showers Administration Building. Cameron explained because the Redevelopment Commission owns the property, they must approve a resolution for right of entry. The right of entry will be signed by Randy Lloyd and the Redevelopment Commission President, Don Griffin, Jr.

Sue Sgambelluri asked how long the procedures will take. Cameron estimated 60-90 days. Sgambelluri suggest adding a 90 day expiration date to the contract. Katie Birge stated she liked the suggestion of having a 90 day expiration date. Cameron suggested having the expiration date on the resolution instead of the Right of Entry.

Katie Birge asked if there is an offer to purchase on the Showers Administration Building. Cameron stated there is an offer to purchase, however, it has not yet been accepted. Griffin asked if any of the offers are still current. Cameron stated all offers are open ended.

David Walter asked about the procedure for right of entry. Cameron stated Barry Collins, Facility Maintenance Director, is the key holder for the buildings. Any right of entry access will need to be scheduled through Barry and Economic and Sustainable Development.

Sue Sgambelluri made a motion to approve Resolution 16-04 with the amendment Resolution 16-04 will expire 90 days from the date of approval. Katie Birge seconded the motion. The board unanimously approved.

## **VII. BUSINESS/GENERAL DISCUSSION**

None.

**VIII.**

**ADJOURNMENT**

The meeting adjourned at 5:33 p.m.

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Donald Griffin, Jr., President

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Sue Sgambelluri, Secretary

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Date

**16-05  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON, INDIANA**

**TO AMEND THE FUNDING APPROVAL IN REDEVELOPMENT COMMISSION  
RESOLUTIONS 15-78 AND 15-85**

**WHEREAS**, pursuant to Indiana Code § 36-7-14-1 *et seq.*, the Redevelopment Commission of the City of Bloomington (“RDC”) and the Common Council of the City of Bloomington created an economic development area known as the “Adams Crossing Economic Development Area”; and

**WHEREAS**, since the Adams Crossing Economic Development Area was created, the Adams Crossing Economic Development Area has been expanded (“Adams Crossing TIF”), and consolidated into the Consolidated Economic Development Area (“Consolidated TIF”); and

**WHEREAS**, the Consolidated TIF is an allocation area for purposes of tax increment financing; and

**WHEREAS**, tax increment from the Consolidated TIF may be used—among other things—to pay expenses incurred by the RDC for local public improvements that are in the Consolidated TIF or that serve the Consolidated TIF, and to reimburse the City for expenditures made by it for local public improvements that are physically located in the Consolidated TIF or physically connected to the Consolidated TIF; and

**WHEREAS**, on June 16, 2015, the City of Bloomington (“City”) brought the RDC a Project Review & Approval Form (“Form”) which sought the support of the RDC for a project that would construct signal and sidepath improvements along West Bloomfield Road (West 2<sup>nd</sup> Street), including at the intersection of West Bloomfield Road (West 2<sup>nd</sup> Street) and Rolling Ridge Way (“Project”); and

**WHEREAS**, the Project is located in and physically connected to the Consolidated TIF; and

**WHEREAS**, the RDC approved the Form in Resolution 15-28; and

**WHEREAS**, on October 20, 2015, the RDC approved its Resolution 15-78, which approved payment of an amount not to exceed \$1,388,700 from the Consolidated TIF pursuant to a contract with Weddle Bros. Building Group, LLC for the construction of the Project, with such funding authorization to terminate on September 10, 2016; and

**WHEREAS**, on November 17, 2015, the RDC approved its Resolution 15-85, which reduced the funding approval in Resolution 15-78 from \$1,388,700 to \$1,338,700; and

**WHEREAS**, City Staff and Weddle Bros. Building Group, LLC believe that a change order to the construction contract is appropriate; and

**WHEREAS**, a copy of the proposed change order is attached to this Resolution as Exhibit A; and

**WHEREAS**, the proposed change order would reduce the cost of the construction of the Project by \$11,932 to \$1,326,768, and extend the completion date of the construction of the Project from September 10, 2016 to September 13, 2016;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The RDC amends the funding approval it made in Resolutions 15-78 and 15-85. The RDC hereby approves payment of an amount not to exceed \$1,326,768 from the Consolidated TIF (Fund 439-15-159001-53990) for the Construction of the Project, to be payable pursuant to the terms of the Contract. This funding approval shall replace the funding approval of an amount not to exceed \$1,388,700 that is found in Resolution 15-78 and the funding approval of an amount not to exceed \$1,338,700 that is found in Resolution 15-85. This funding approval shall terminate on October 1, 2016. For the avoidance of doubt, Resolutions 15-78 and 15-85 shall remain otherwise unchanged.
2. In the event that the Board of Public Works does not approve the change order attached to this Resolution as Exhibit A, the changes to the amount and duration of funding approval of this Project shall have no effect. Staff is asked to attach a fully executed copy of the change order to this Resolution as Exhibit B.

BLOOMINGTON REDEVELOPMENT COMMISSION

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Donald Griffin, President

ATTEST:

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Sue Sgambelluri, Secretary

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Date

# CHANGE ORDER



Project Name:

West Bloomfield Road Sidepath, Intersection,  
and Signal Improvements Project  
Contractor:

Weddle Bros. Building Group, LLC  
2182 W. Industrial Park Drive  
Bloomington, Indiana 47404

Change Order Number: 1

Date of Change Order: Friday, March 04, 2016

Engineer's Project #:

NTP Date: Monday, November 09, 2015  
Allowable Calendar Days: 180 (includes holiday's)  
Original Completion Date: Saturday, September 10, 2016

Requested By:

Owner	X
Engineer	
Contractor	
Field	
Other	

**The Contract is changed as follows:**

*(Include, where applicable, and undisputed amount attributable to previously executed Construction Change Directives)*

Item #	DESCRIPTION	Quantity	Unit Price	Item Total
1	Remove Concrete in Sub-Base	1	/	1,224.00
2	Re-Grade Approach after Gas Main Relocation	1	/	1,425.00
3	Relocation of Retaining Wall	1	/	3,660.00
4	Replace/Refurbish Signage	1	/	16,604.00
5	Deduct for Wood Rail Fence	675	\$39.80 / LF	(26,865.00)
6	Deduct for Remaining Class X Excavation	12	\$665.00 / CYD	(7,980.00)
7			/	
8			/	
9			/	

The original Contract Sum:	\$1,338,700.00
The net change by previously authorized Change Orders:	\$0.00
The Contract Sum prior to this Change Order was:	\$1,338,700.00
The Contract Sum will be changed by this Change Order in the amount of:	(\$11,932.00)

The new Contract Sum including this Change Order will be:	\$1,326,768.00
The Contract Time will be changed by:	3 days

The date of Substantial Completion as of the date of this Change Order therefore is:	Tuesday, September 13, 2016
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*(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)*

**NOT VALID UNTIL SIGNED BY THE ENGINEER, CONTRACTOR AND OWNER**

<u>Planning and Transportation</u> Transportation & Traffic Engineer	<u>Weddle Bros. Bldg. Group, LLC</u> CONTRACTOR	<u>Board of Public Works</u> OWNER
<u>401 North Morton Street</u> ADDRESS	<u>2182 W. Industrial Park Dr.</u> <u>Bloomington, Indiana</u> ADDRESS	<u>401 North Morton Street</u> ADDRESS
<u>Andrew Cibor</u> TYPED / PRINTED NAME	_____ TYPED / PRINTED NAME	<u>Kyla Cox Deckard</u> TYPED / PRINTED NAME
_____ SIGNATURE	_____ SIGNATURE	_____ SIGNATURE



**16-06**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF PROJECT REVIEW AND APPROVAL FORM REGARDING WINSLOW &  
HENDERSON MULTIUSE PATH AND INTERSECTION IMPROVEMENTS**

**WHEREAS**, the City of Bloomington has brought the Redevelopment Commission a Project Review & Approval Form (“Form”) which seeks the support of the RDC for a project that would construct a new multiuse path on East Winslow Road between South Walnut Street and South Henderson Street, a new multiuse path on South Henderson Street between East Winslow Road and 2440 South Henderson Street, and intersection improvements at East Winslow Road and South Walnut Street Pike (“Project”); and

**WHEREAS**, a copy of the Form is attached to this Resolution as Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The Redevelopment Commission finds that the Project, as set forth in more detail in the attached Project Review & Approval Form, constitutes the construction and installation of improvements, rather than continuing maintenance.
2. The Redevelopment Commission finds that the Project has a valid public purpose, and approves the Project.
3. The expenditure of funds is not approved by this Resolution. Funding will be approved at a later date when the Project Manager brings a Contract that has been prepared after complying with the appropriate City procurement process for the Project.

BLOOMINGTON REDEVELOPMENT COMMISSION

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Donald Griffin, President

ATTEST:

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Sue Sgambelluri, Secretary

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Date

City of Bloomington  
Redevelopment Commission  
Project Review & Approval Form

**Please Note:**

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

*To Be Completed by Requesting Party:*

**Project Name:** Winslow & Henderson Multiuse Path and Intersection Improvements

**Project Manager:** Neil Kopper

**Project Description:**

This project will construct a new multiuse path on East Winslow Road between South Walnut Street and South Henderson Street, a new multiuse path on South Henderson Street between East Winslow Road and 2440 South Henderson Street, and intersection improvements for East Winslow Road at South Walnut Street Pike. A map depicting the location of this project is attached. This project may also include short sidewalk sections to connect to adjacent facilities.

The bicycle and pedestrian facilities included in this project will provide numerous connections between residents, businesses, transit routes, and other existing transportation infrastructure. The intersection improvements are proposed in order to enhance safety at a location that has experienced 18 right angle crashes within a 5 year period.

Furthermore, this project will support an application for Low Income Housing Tax Credits by demonstrating a public infrastructure commitment within 0.25 miles of the housing site. The Low Income Housing Tax Credits would be used to construct Crawford Apartments II, which would be adjacent to the proposed multiuse path on South Henderson Street.

The project is expected to take three steps. First, the proposed improvements will be analyzed and designed. Second, any necessary right of way will be purchased. Third, the improvements will be constructed.

There is some sidewalk infrastructure currently in place along East Winslow Road and South Henderson Road. It is expected that this existing sidewalk infrastructure will be completely removed and that the new multiuse paths will be constructed in its place. Accordingly, this project is more akin to new construction than the improvement of existing infrastructure.

To the extent this is an improvement of existing infrastructure (for instance, the intersection improvements for East Winslow Road and South Walnut Street Pike), it satisfies all four factors of the TIF Test.

1. It is substantial work that involves the addition of new parts.
2. The improved intersections should have increased value, as it will be safer.
3. The improved intersections should perform equally well as a newly constructed intersection.
4. These improvements are not part of the normal life cycle of the intersection.

Additionally, this is a project which would be capitalized under the IRS's guidelines.

**Project Timeline:**

Start Date: March 2016

End Date: December 2017

**Financial Information:**

Estimated full cost of project:	<b>\$700,000</b>
Sources of funds:	
Consolidated TIF	\$700,000

**Project Phases:** This breakdown should mirror the contract(s) expected to be issued for this project. Each phase should include a description of the work to be performed, the cost, and the timeline for the contract.

Step	Description	Estimated Cost	Timeline
1	Preliminary Engineering	\$100,000.00	March 2016 – December 2017 <sup>1</sup>
2	Right of Way Acquisition	\$50,000.00	September 2016 – March 2017
3	Construction	\$550,000.00	March 2017 – December 2017

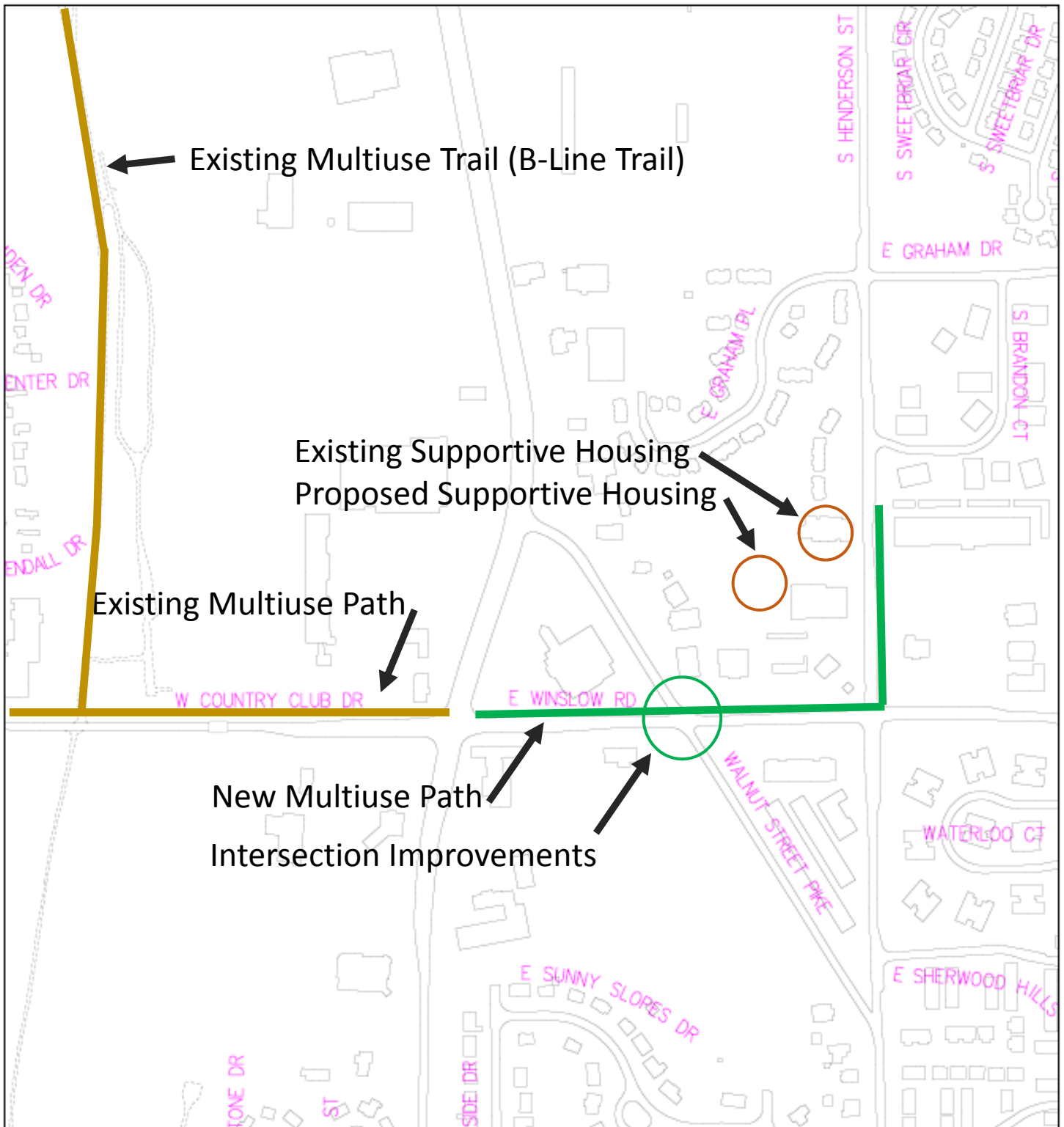
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<sup>1</sup> This will extend through the construction phase to ensure engineering services are available throughout the construction process.

*To Be Completed by Redevelopment Commission Staff:*

Approved on \_\_\_\_\_

By Resolution \_\_\_\_\_ by a vote of \_\_\_\_\_

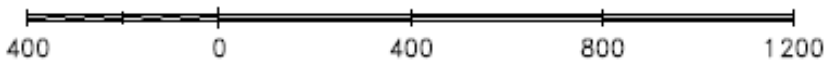


### Project Location Map

Winslow/Henderson Paths and

Winslow/Walnut St Pike Intersection Improvements

By: kopern  
22 Feb 16



For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation



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**16-07**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**TO AMEND THE COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT**  
**WITH THE BLOOMINGTON HOUSING AUTHORITY**

WHEREAS, the City of Bloomington established the Redevelopment Commission of the City of Bloomington (“RDC”), with the powers and authorities set forth in Indiana Code 36-7-14; and,

WHEREAS, pursuant to those powers and authorities, on August 3, 2015, the RDC approved Resolution 15-51, which approved a Community Development Block Grant Agreement for Physical Improvements between the Bloomington Redevelopment Commission and the Bloomington Housing Authority for the renovation of units at 1301, 1303, 1305, and 1307 W. 13th Street, for an amount not to exceed One Hundred Thousand Dollars (\$100,000.00) (“CDBG Agreement”); and

WHEREAS, the CDBG Agreement which was approved inadvertently named the Bloomington Housing Authority Resident Council, Inc. as the Subrecipient; and

WHEREAS, the RDC desires to correct this scrivener’s error in the CDBG Agreement to reflect the parties’ original intention that the CDBG Agreement be between the RDC and the Bloomington Housing Authority; and

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The First Amendment to the CDBG Agreement (“First Amendment”), which is attached to this Resolution as Exhibit A, is approved. For the avoidance of doubt, Donald Griffin and Sue Sgambelluri are authorized to sign the First Amendment.

BLOOMINGTON REDEVELOPMENT COMMISSION

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Donald Griffin, President

ATTEST:

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Sue Sgambelluri, Secretary

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Date

**FIRST AMENDMENT TO  
PHYSICAL IMPROVEMENT  
COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT  
BETWEEN  
BLOOMINGTON HOUSING AUTHORITY RESIDENT COUNCIL, INC.  
AND**

**HOUSING AND NEIGHBORHOOD DEVELOPMENT DEPARTMENT OF THE CITY OF BLOOMINGTON**

This Amendment ("First Amendment") amends the Physical Improvement Community Development Block Grant Agreement between the Bloomington Housing Authority Resident Council, Inc. and Housing and Neighborhood Development of the City of Bloomington ("CDBG Agreement") entered into on August 7, 2015 as follows:

1. All references in the CDBG Agreement to "Bloomington Housing Authority Resident Council, Inc." were scrivener's errors, and should have been references to the "Bloomington Housing Authority." All references to the Bloomington Housing Authority Resident Council, Inc. shall now be references to the Bloomington Housing Authority. This specifically includes:
  - a. The reference in the title of the CDBG Agreement to "Bloomington Housing Authority Resident Council, Inc.," which shall now read "Bloomington Housing Authority."
  - b. The reference on page 1 of the CDBG Agreement to "Bloomington Housing Authority Resident Council, Inc., a non-profit domestic corporation duly incorporated by the State of Indiana with its principal place of business located at 1007 N. Summit Street Bloomington, IN 47404," which shall now read "Bloomington Housing Authority."
  - c. The address for Rhonda Moore in Section 4 of the CDBG Agreement shall now read:  
Rhonda Moore, Capital Assets Manager  
Bloomington Housing Authority  
1007 N. Summit Street  
Bloomington, IN 47404
  - d. The signature block on page 12 to "Bloomington Housing Authority Resident Council, Inc." shall now read "Bloomington Housing Authority."
2. In all other respects, the CDBG Agreement shall remain in effect as originally written and as revised by the First Amendment.

WHEREFORE, this Agreement is duly executed on the last date written below.

**Redevelopment Commission:**

**Bloomington Housing Authority**

By:

By:

\_\_\_\_\_  
Donald Griffin, President

\_\_\_\_\_  
Jennifer Osterholt, Executive Director

By:

By:

\_\_\_\_\_  
Sue Sgambelluri, Secretary

\_\_\_\_\_  
President, Board of Director